

# PLUS 2007-11-11

## Preliminary Land Use Service (PLUS) Application

### County Comprehensive Plans

Delaware State Planning Coordination  
540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000](http://www.dnrec.state.de.us/dnrec2000)  
[www.dnrec.state.de.us/DNRECeis](http://www.dnrec.state.de.us/DNRECeis)  
[datamil.delaware.gov](http://datamil.delaware.gov)  
[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

Name of County: Sussex

<http://www.sussexcountysde.gov/CompPlan/index.cfm?action=draft2007>

Contact Person: Hal Godwin

Address: 2 The Circle

City: Georgetown

State: DE

Zip: 19947

Phone: 302.855.5060

Fax: 302.855.7749

Email: hgodwin@sussexcountysde.gov

Date of most recently certified comprehensive plan: January 1, 2003

Information prepared by: Urban Research and Development Corporation

Contact Person: Paul Driscoll

Address: 28 West Broad Street

City: Bethlehem

State: PA

Zip: 18018

Phone: 610.865.0701

Fax: 610.868.7613

Email: pdriscoll@urdc.com

Maps prepared by: Same as above

Contact Person:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

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**County Plan Approval Process (Del Code *Title 9 Sections 2658; 4958; and, 6958*)**

- Step 1:** Draft prepared by local government and released for public review.
- Step 2:** Planning Commission/Board or Legislative Body approves draft to send to Livable Delaware Advisory Committee (LDAC) and for the PLUS review process.
- Step 3:** LDAC meeting will be scheduled the month following receipt of the plan. This is a public meeting at which the County makes a presentation of the plan to the LDAC.
- Step 4:** PLUS meeting, application submitted by 1<sup>st</sup> business day of the month for that month's meeting.
- a. State comments submitted to local government within 20 business days of this meeting.
  - b. Local government replies to state comments in writing and submits revised plan to Office of State Planning Coordination (O S P C) for review.
  - c. OSPC requires 20 working days to reply to revised plan. State sends a letter accepting changes or noting discussion items.
- Step 5:** The Office of State Planning Coordination shall submit a final comprehensive plan report and recommendation to the LDAC for its consideration;
- Step 6** Within 45 days of the receipt of the report the Council shall issue its findings and recommendations and shall submit the plan or amendment to the Governor or designee for certification.
- Step 7:** Within 20 days of receipt of the findings and recommendations from the Council, the Governor shall certify the plan or return it to the local jurisdiction for revision. The local jurisdiction shall have the right to accept or reject any or all of the recommendations as the final decision on the adoption of the plan is up to the local jurisdiction
- (It should be noted the State shall not be obligated to provide state financial assistance or infrastructure improvements to support land use or development actions by the local jurisdiction where the adopted comprehensive plan or portions thereof are determined to be substantially inconsistent with State development policies);*
- Step 8:** The jurisdiction shall adopt the plan as final following certification.
- a. The jurisdiction shall send a copy of the adopted plan to the Office of State Planning Coordination.

## County Comprehensive Plan Checklist

Please check yes or no to indicate if the following information is included in the comprehensive plan and note the page numbers.

<b>Public Participation</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Public Participation Summary and Results		x	See Note 1
<b>Population Data and Analysis</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Past Population Trends	x		p. 2-3
Population Projections	x		p. 3-4
Demographics	x		p. 4-5
<b>Future Land Use Plan Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Existing Land Use	x		p. 7-12
Future Land Use Plan Element	x		p. 13-26
Residential Intensity	x		p. 75-81
<b>Mobility Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Mobility Element	x		Section 11
<b>Water and Sewer Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Water and Sewer Element	x		p. 57-74
Sourcewater Protection Program	x		p. 58-62
<b>Conservation Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Conservation Element	x		p. 37-48

<b>Conservation Element (cont.)</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Land Protection Act	x		p. 43-46
<b>Recreation and Open Space Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Inventory of Open Space and Recreation Facilities	x		p. 49-53
Recreation and Open Space Element	x		p. 49-56
<b>Housing Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Housing Stock Inventory	x		p. 75-76
Housing Pipeline	x		p. 11-12
Housing Needs Analysis	x		p. 75-81
Housing Element	x		p. 75-81
<b>Intergovernmental Coordination Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Description of Intergovernmental Relationships	x		p. 103-105
Analysis and Comparison of Other Relevant Planning Documents	x		p. 103-108
Intergovernmental Coordination Element	x		p. 103-108
<b>Community Design Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Community Design Element	x		p. 109-121
<b>Historic Preservation Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Historic and Cultural Resource Plan	x		p. 91-101
<b>Economic Development Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Economic Base / Major Employers	x		p. 83-84

<b>Economic Development Element (cont.)</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Labor Market	x		p. 85
Income and Poverty	x		p. 75
Economic Development Plan	x		p. 83-90
Affordable Housing and Economic Development	x		p. 77-81
<b>Capital Improvements Plan</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Capital Improvements Plan	x		See Note 2
<b>Other Elements</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Transfer of Development Rights	x		p. 27-28
State Resource Areas	x		p. 29-31
<b>Implementation Strategies</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Evaluation of Current Codes and Ordinances	x		p. 33-36
Subdivision and Development Controls Implementation	x		p. 116- 120
Zoning Map Revisions	x		p. 25-26
Implementation Plan	x		See Note 3
<b>Other State Programs, Policies, and Issues</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Total Maximum Daily Loads	x		See Note 4
Corridor Capacity Preservation Program	x		Section 11
Agricultural Preservation Program	x		p. 29

**Additional Comments: NOTES 1-4**

- #1. The public participation for this Plan Update included 5 listening sessions in the beginning, two briefing/comment sessions upon the release of the draft and at least 5 meetings with municipal representatives. Not included here are numerous briefings by staff with interest groups and organizations. There will be at least two more public hearings before the Plan is adopted.
- #2. The CIP is part of the annual budget process used by the County.
- #3. Implementation measures are suggested throughout the Plan Update.
- #4. The TMDL program is included as part of the County's Technical Advisory Committee process.

Text and Maps on CD filed by URDC under a separate cover.

**Summary:** The Sussex County Comprehensive Plan Update includes all the Elements required by Delaware Law. It also specifically includes the two new programs required by the State: Source Water Protection and State Resource Areas. This document is the second of the 5 year updates to the Comprehensive Plan since its adoption by Sussex County in October, 1997.